

# DTD260: Quinta do Olival

5 bed house for B&B, with bar area, on 1.75 acres



This extensive property is currently running as a Bed & Breakfast establishment within the main house with unrealised business options from the large buildings to the side. The property benefits from a new roof and comprises of a 5 bedroom house, a large bar area, and a 5m x 10m swimming pool on a 7,000m<sup>2</sup> plot of land.

**Ground floor** - Entrance hall with small reception area with a wet room & wc to the left, and a 5th bedroom to the right. The hall leads into an open plan lounge which houses a large wood burner, joiner-made book cases and half-return stairs leading to the 1st floor. Leading off from the lounge is a large dining room with feature stone walls. Across the rear of the house is a breakfast room with small wood burner, leading into a large Portuguese style kitchen and utility room which houses the central heating system.

**First floor** - Landing with door leading outside to ceramic tiled terrace. Stairs to the 2nd floor. Main family bathroom with white fitted bathroom suite including bath with shower over and twin sinks. Large master bedroom with fitted wardrobes and fully tiled en-suite shower room. Bedroom two - a large double / family room with two windows to the front of property. Bedroom three - a small double room with window to front of property.

**Second floor** - Small landing leading to large attic bedroom with under eaves storage, and a fully tiled en-suite shower area.

Mains electricity, telephone / broadband internet, mains water, well with water tank, satellite dish, septic tank, solar water heating, diesel central heating.

To the side of the property is the rear entrance of the bar, where there is a newly refurbished dry store, staff WC, a fully fitted workshop and covered BBQ area. The rear entrance to the main bar is through a refurbished commercial kitchen, with saloon type doors taking you into the service area of the bar. The main public area is an unusually large open space with exposed beams. At the end of the main area is a storeroom and public male and female toilets. This building lends itself to a variety of business opportunities.

The property is situated within a 7,000m<sup>2</sup> (1.75 acres) plot, with the surrounding grounds planted with established olive, apple & fig trees.

To the rear of the property there is a 10m x 5m swimming pool with sun lounging areas.

The garden can only be described as work in progress, with some planting. The extended garden, not shown on the ariel photo, is an olive grove containing some 80 trees (currently managed by a neighbour).

The property is situated on a main road - advantageous for all prospective businesses - and is situated 10 minutes from the market town of Alvaizere.

Located 30km from Fatima (the second most visited shrine next to Lourdes), with Tomar, Pombal and Coimbra all within an hours drive.

Lisbon and Porto airports are 90 minutes and 2 hours by car respectively.

Close by are the river beaches of Praia de Roca (with wave machine), a beach at Ana de Aviz, and a water park at Pombal.

**Price: 260,000 euros**

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